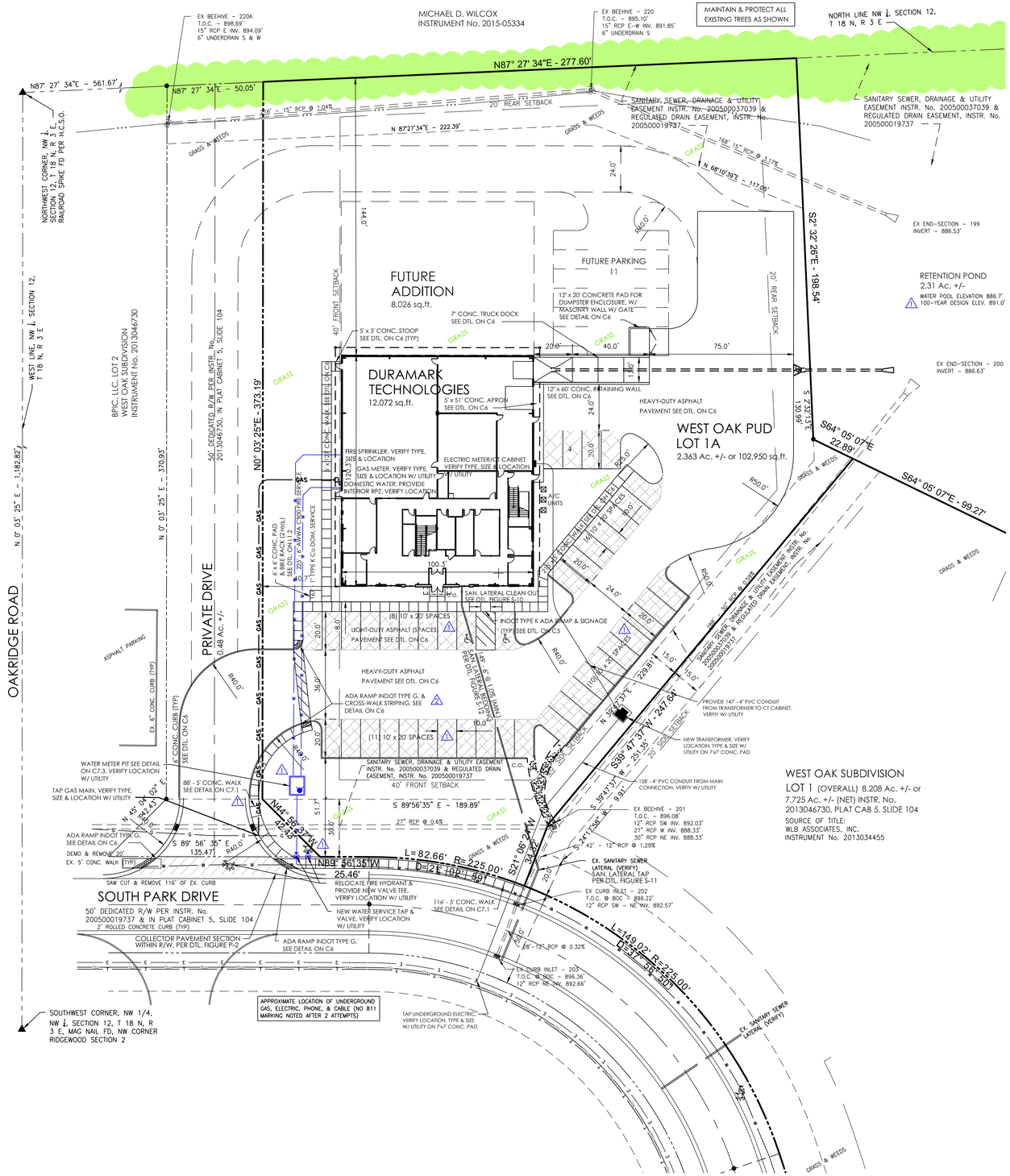

WEST OAK SUBDIVISION
LOT 1 (OVERALL) 8.208 Ac. +/- or 7.725 Ac. +/- (NET) INSTR. No. 2013046730, PLAT CAB 5, SLIDE 104
SOURCE OF TITLE:
WLB ASSOCIATES, INC.
INSTRUMENT No. 2013034455

SITE DATA

Zoned	WEST OAK PUD
Lot 1A area	7.725 Ac. +/-
Lot 1A Building area	12,072 sq. ft.
Existing parking spaces	40
Handicapped parking	1
Total parking	41
Total employees (on busiest shift)	35
Minimum Front Yard Setback	40'
Minimum Rear Yard Setback	20'
Minimum Side Yard Setback	20'

HOLEY MOLEY SAYS

"DIG SAFELY"

"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG
811
CALL TOLL FREE
PER INDIANA STATE LAW IC8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

PROPOSED LEGEND

- UNDERGROUND FIBER OPTIC
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED FIRE/SPRINKLER
- PROPOSED GAS SERVICE
- PROPOSED WATER LINE
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED SWALE
- A.D.A. SPACE
- PROPOSED WATER VALVE
- PROPOSED P.I.V.
- WATER METER
- GAS VALVE
- GAS METER
- PROPOSED SANITARY MANHOLE
- CLEAN OUT
- ELECTRIC TRANSFORMER
- CONDITIONING UNIT
- FIRE HYDRANT
- LIGHT POLE BASE
- FIRE DEPART. CONNECTION

EXISTING LEGEND

- 1' CONTOUR LINE
- 5' CONTOUR LINE
- EXISTING GAS LINE
- PROPERTY LINE
- ADJOINER/SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT
- EXISTING OVERHEAD UTILITY LINES
- EXISTING UNDERGROUND PHONE
- EXISTING TELECOMMUNICATIONS
- EXISTING WATER LINE
- SANITARY SEWER LINE
- STORM SEWER
- FLOW LINE
- SIGNS
- MAILBOX
- STORM INLETS
- STORM MANHOLE
- SOIL BORING
- UTILITY POLE
- WATER VALVE
- PHONE MANHOLE
- UTILITY PEDESTAL

ASPHALT PAVEMENT SPECIFICATIONS

The paving contractor shall be responsible for the following:

1. The area to be paved shall be cleared of all rock, debris, roots and vegetation. An approved soil sterilant shall be utilized to prevent the growth of weeds.

2. All soft, yielding or other unsuitable materials encountered during any phase of subgrade construction shall be removed and replaced with suitable material. The replacement material shall fill the unstable area for the entire depth of the compacted subgrade and meet the subgrade compaction requirements. The subgrade shall be shaped to the true lines and grade as shown on the plan.

3. The subgrade shall be compacted to 95% laboratory density as determined by ASSHTO Method T-99.

4. The subgrade and finish paving shall be tested by an approved testing company for uniform smoothness, density and grade.

5. The hot mix asphalt based may be placed directly on the prepared subgrade in one lift for the base course to the required compacted thickness as specified in local street standards.

6. The hot mix asphalt base and surface shall be placed in one lift to the true line and grades as shown on the plans. The paving mixture shall be placed and compacted at a temperature between 250 F. (121 C) and 300 F. (149 C).

7. The paving mixture shall be transported to the job site in clean well-covered trucks with smooth dump beds. The base and surface mixtures are to be placed with self contained, power propelled pavers capable of placing the mix to the required dimensions as shown on the plans.

8. Asphalt grade shall be determined by its ability to satisfactory coat the aggregate, resist rutting and remain stiff during high temperatures and sustain freeze/thaw cycles in addition to the considerations of anticipated weather, mixing process and curing rate.

9. See details on sheet C6 for pavement cross-sections.

10. All proposed asphalt pavement as shown shall be constructed in compliance with INDOT standard specifications, latest edition.

11. All parking striping and ADA areas shall be marked with a durable nonshrink, white point to be approved by the engineer (blue paint per ADA 2010 requirements).

SITE NOTES

1. Site Information was taken from Keeler-Webb Ass., dated 6/11-16/15. It is the contractor's responsibility to verify existing site conditions prior to starting work.

2. The contractor shall be responsible for obtaining or verifying that all permits and approvals are obtained from the respective city, county, and /or state agencies prior to starting construction.

3. The Plumbing contractor shall consult with the Local Water Company, provide all materials and labor, and pay all costs not borne by the Local Water Company to provide any new water or irrigation service.

4. The Plumbing contractor shall consult with the Local Gas Company, provide all materials and labor, and pay all costs not borne by the Local Gas Company to provide any new gas service.

5. The Electrical Contractor shall consult with the Local Power Company, provide all materials and labor, and pay all costs and fees not borne by the Local Power Company to provide any new underground electrical service.

6. The Electrical Contractor shall consult with the Local Telephone Company, and shall provide all labor and materials required which are not borne by the Telephone Company to provide any new telephone service.

7. All utility service lines shall be constructed in accordance with all the latest applicable codes and to each utility's and/or city's standards.

8. Use compacted granular fill when utility lines are placed under walks and driveways.

9. Soil borings have not been performed, general contractor to hire a reputable firm to perform soils testing and report and follow said recommendations and forward a copy to the engineer for review.

10. Provide sleeves for mechanical work as required.

11. Notify Engineer at least 1 day (24 hours) prior to placing any concrete.

12. Areas between curbing, sidewalks, paving and building shall be filled with 4" of topsoil suitable for landscaping.

13. See this sheet for exterior concrete specifications.

14. This structure shall comply with A.D.A. 2010.

15. All edge of pavement radii are 5 feet unless otherwise noted. All dimensions are measured perpendicular from face of building, edge of pavement, or face of curb, unless otherwise noted.

16. If active utilities are encountered but not shown on the drawings, the engineer shall be advised before work is continued.

17. Inactive and abandoned utilities encountered in excavating and grading operations shall be reported to the engineer. They shall be removed, plugged or capped as directed by the utility company and the engineer.

CONCRETE NOTES

1. ACI 318, "Building Code Requirements for Reinforce Concrete": comply with applicable provisions except as otherwise indicated.

2. Employ acceptable testing laboratory to perform materials evaluation, testing and design of concrete mixes.

3. Perform sampling and testing during concrete placement, as follows:

Air content ASTM C 173, one for each set of compressive strength specimens, 6 % minimum on all concrete exposed to freezing or thawing.

Compressive strength ASTM C 39, one set of each 50 cu. yds. or fraction thereof each class of concrete; one specimen tested at 7 days, one specimen tested at 28 days, and one retained for later testing if required.

When the total quantity of given class of concrete is less than 50 cu. yds. strength tests may be waived by Engineer if field experience indicates evidence of satisfactory strength.

Test results will be reported in writing to Engineer or general contractor. Contact the Concrete Producer within 24 hours after tests are made.

4. Concrete for exterior pavement, slabs, walks, patios, and curbs shall have a 28 day compressive strength of not less than 4,000 psi for all exterior poured concrete.

5. Mix design may be adjusted when material characteristics, job conditions, weather, test results or other circumstances warrant. Do not use revised concrete mixes until submitted to and accepted by Engineer.

6. Portland Cement ASTM C 150, Type as required.

7. ASTM C 33, except local aggregates of proven curability may be used when acceptable to Engineer. Used evenly mixed sizes of aggregate up to ½" minimum size.

8. Water: Drinkable

9. Air-Entraining Admixture: ASTM C 260.

10. Water-Reducing Admixture: ASTM C 494; type as required to suit project conditions. Only use admixtures which have been tested and accepted in mix designs.

11. Provide form materials with sufficient stability to withstand pressure of placed concrete without bow or deflection.

12. Deformed Reinforcing Bars: ASTM A 615, Grade 60, unless otherwise indicated.

13. Welded Wire Fabric: ASTM A 185.

14. Job Site Mixing: Use drum type batch machine mixer, mixing not less than 1-1/2 minutes for one cu. yd. or small capacity. Increase mixing time at least 15 seconds for each addition cu. yd. or fraction thereof.

15. Ready Mix Concrete: ASTM C 94

16. Construct framework so that concrete members and structures are of correct size, shape, alignment, elevation and position.

17. Clean and adjust forms prior to concrete placement. Apply form release agents or wet forms as required. Retighten forms during concrete placement if required to eliminate leaks.

18. Satisfactory soil material shall be free of clay, rock or gravel larger than 2" in any dimension, debris, waste, frozen material vegetable and other deleterious organic matter. Soil shall consist of nonorganic, low plastic (PI 20) material.

19. Sub-base material: shall be naturally or artificially grade mixture of natural or crushed gravel, crushed stone, crushed slag, natural or crushed sand.

20. Barricade open excavations occurring as part of this work and post with warning lights.

21. Protect structures, utilities, sidewalks, pavements and other facilities from damage caused by settlement, lateral movement, undermining, washout and other hazards created by earthwork operations.

22. Form concrete such that favorable drainage occurs to storm drains, stairwell drains, and/or parking lots. No drainage should occur towards the foundation of building walls.

23. Minimum concrete cover shall be 3" for reinforcing steel in accordance with (ACI 318-83).

24. Welding, including tack welding, of reinforced steel is prohibited. Welding of reinforcing steel will be permitted only by written approval of the Engineer.

25. Footings shall bear on undisturbed material. Any unsuitable material shall be removed. All footing excavations shall be inspected by an independent soils engineer at direction of general contractor before concrete is placed.

26. Soils exposed in the bases of all satisfactory foundation excavations shall be protected against any detrimental change in conditions such as disturbance, rain or freezing. Surface runoff shall not be allowed to enter the excavation.

27. Provide construction, isolation and control joints as indicated on civil sheets.

28. All exterior concrete shall be finished with a light broom type surface.

29. The sub-contractor shall provide specifications and manufacturers data for concrete sealer, joint filler, and curing compound for all floor slabs, to the Engineer prior to installation for approval.

30. All soft, yielding or other unsuitable materials encountered during any phase of subgrade construction shall be removed and replaced with suitable material. The replacement material shall fill the unstable area for the entire depth of the compacted subgrade and meet the subgrade compactions requirements. The subgrade shall be shaped to the true lines and grade as shown on the plans.

31. The subgrade shall be compacted to 95% laboratory density as determined by AASHTO Method T-99.

32. The subgrade and finish paving shall be tested by an approved testing company at the direction of the general contractor for uniform smoothness, density and grade.

SANITARY SEWER LATERAL NOTES

1. Sanitary Sewer lateral construction shall conform to City of Westfield sewer specifications and shall prevail as to materials and methods of construction.

2. Sanitary sewer laterals shown were designed with PVC pipe in accordance with ASTM D-3034 (SDR 35) and slope a minimum of 1 feet/100 feet.

3. All PVC joints shall be premolded, manufactured and installed in accordance with ASTM C-425-6 0T.

4. Where water lines and sanitary sewer lines run parallel with one another, a minimum of 10 feet horizontal separation shall be maintained.

5. No roof drains, footing drains and/or surface drains may be connected to the sanitary sewer system including temporary connections during construction.

6. Building shall be serviced by a 6" minimum sanitary sewer lateral. The ends shall be plugged and sealed with water tight plastic disc. Wyes are to be tilted up 45 degrees from horizontal, with suitable fittings for all changes in direction.

7. Clean outs see details in City of Westfield Standards shall be provided every 100 lineal feet of lateral and at each bend greater than 45 degrees.

CONTRACTOR TO ADHERE TO CITIZENS SANITARY SEWER STANDARDS SEE DETAIL SHEET C7.3 FOR APPLICABLE DETAILS

CONTRACTOR TO ADHERE TO CITIZENS WATER STANDARDS SEE DETAIL SHEET C7.3 FOR APPLICABLE DETAILS

CONTRACTOR TO ADHERE TO WESTFIELD PAVING STANDARDS AND DETAIL SHEETS FOR THE FOLLOWING:

ENTRANCE WITHIN R/W PAVEMENT SECTION (INDUSTRIAL), FIGURE P-2
CONCRETE CURB & GUTTER WITHIN R/W (TYPE 2, FIGURE P-8
5' SIDEWALK IN R/W, FIGURE P-10
DRIVEWAY DETAIL IN R/W , FIGURE P-17

PROPOSED SITE PLAN

GRAPHIC SCALE

0 30 45 60 90 150

(IN FEET)
1 inch = 30 ft.

NORTH

JAMES P. McCANN REGISTERED PE860332 STATE OF INDIANA PROFESSIONAL ENGINEER

DATE	ISSUE
6-03-2015	CLIENT REVIEW
6-25-2015	DURAMARK & CHEER REVISIONS
7-01-2015	WESTFIELD P.C. SUBMITTAL
7-23-2015	STAFF REVISIONS
7-30-2015	CROSS-WALK REVISED

KEELER-WEBB ASSOCIATES
Consulting Engineers-Planners-Surveyors
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FAX (317) 574-1269 odehart@keelerwebb.com

233 East 175th Street
Westfield, IN 46074
PHONE 317.896.1100
FAX 317.896.1102

JRF BUILT AROUND YOU CONSTRUCTION

DURAMARK TECHNOLOGIES
LOT 1 WEST OAK PUD
SOUTHPARK DRIVE
WESTFIELD, INDIANA

DRAWN BY: ALD
CHECKED BY: ALD
PROJECT No. 1505-034
SHEET No. C2